

In re:
Jeremias Del Villar
Xiomara Del Villar
Debtors

Case No. 16-14184-pmm
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: ChrissyW
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 14, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 16, 2020.

db/jdb +Jeremias Del Villar, Xiomara Del Villar, 1055 Centronia Road, Apt. N-13,
Breinigsville, PA 18031-1762

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 16, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 14, 2020 at the address(es) listed below:

CHRISTOPHER M. MCMONAGLE on behalf of Creditor U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT
cmcmonagle@sterneisenberg.com, bkecf@sterneisenberg.com
DANIEL P. JONES on behalf of Creditor U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT djones@sterneisenberg.com, bkecf@sterneisenberg.com
DENISE ELIZABETH CARLON on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com
JOSHUA I. GOLDMAN on behalf of Creditor BANK OF AMERICA, N.A. Josh.Goldman@padgettllawgroup.com
LISA MARIE CIOTTI on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecf_frpa@trusteel3.com
MICHELLE DEWALD on behalf of Joint Debtor Xiomara Del Villar mdewald@rcn.com
MICHELLE DEWALD on behalf of Debtor Jeremias Del Villar mdewald@rcn.com
REGINA COHEN on behalf of Creditor Ally Financial Inc. rcohen@lavin-law.com, ksweeney@lavin-law.com
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
THOMAS I. PULEO on behalf of Creditor BANK OF AMERICA, N.A. tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM MILLER*R on behalf of Trustee WILLIAM MILLER*R ecfemail@FredReigleCh13.com, ECF_FRPA@Trusteel3.com
WILLIAM EDWARD MILLER on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, Et Al... wmill@sterneisenberg.com, bkecf@sterneisenberg.com
WILLIAM EDWARD MILLER on behalf of Creditor U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT wmill@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 14

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**Jeremias and Xiomara
Del Villar,**

: Chapter 13

:

Debtors. : Case No. 16-14184 (PMM)

ORDER

This 14th day of May, 2020, upon consideration of the Debtors' Motion to Sell Real Estate Free and Clear of All Liens and Encumbrances (the "Motion," doc. no. 122):

And a hearing on the Motion having been held on May 14, 2020;

AND the Debtors' chapter 13 Plan providing that "property of the estate shall revest" in the Debtors upon confirmation. See Third Amended Chapter 13 Plan, doc. no. 38 at 2;

AND the Plan having been confirmed on June 8, 2017. Doc. no. 45;

AND, in general, a bankruptcy court lacks jurisdiction over a post-confirmation transaction or dispute which does not affect the plan of reorganization. E.g. In re Thopre, 597 B.R. 253 (Bankr. E.D. Pa. 2019);

AND, in this case, the sale transaction detailed in the Motion having taken place post-confirmation. The Debtors do not argue or present evidence that the sale of the property affects their Plan;

AND, upon consideration of the foregoing, it is, therefore, hereby **ordered** that the Motion is **denied** because the Court lacks jurisdiction over this matter.¹



HONORABLE PATRICIA M. MAYER
United States Bankruptcy Judge

¹ Alternatively, the Motion will be denied because it seeks to rewrite the record by the implementation of a *nunc pro tunc* order granting the sale of property that was completed nearly two months ago. See Roman Catholic Archdiocese of San Juan, Puerto Rico v. Acevedo Feliciano, 140 S. Ct. 696, 701 (2020).